

The Project

Higgins Partnerships has formed a development partnership with Hillingdon Council to jointly deliver the regeneration of Hayes Town Centre Estate and Avondale Drive Estate.



The 80 new homes we are building

Social Rent

18 one bedroom homes
28 two bedroom homes
11 three bedroom homes
4 four bedroom homes

Shared Equity

5 one bedroom homes
9 two bedroom homes
5 three bedroom homes

We will start to formally allocate new homes early Summer. Allocations will be carried out in accordance with the council Social Housing Allocation Policy and Local Lettings Plan. The new homes are planned to be complete by late Summer 2025.

Phase 1 Demolition

The demolition has now been completed and the piling works.



Hi!

Hayes Town

April 2024

Upcoming Schedule of Works (March 2023 - May 2024)

- 1 Foundations being formed
- 2 Excavations for Drainage
- 3 Installation of Concrete to foundations
- 4 Installation of drainage
- 5 Removal off site of excavated materials
- 6 Tower crane will be erected towards the end of April subject to weather conditions

Safety Awareness - Please do not enter the site while works are ongoing as there may be hidden dangers.



Recently Completed Works (December 2023 - February 2024)

- 1 Completion of demolition work
- 2 Completion of piling works
- 3 Setting up of welfare facilities

We would like to thank you in advance for your patience and understanding.



COLLABORATIVE



RESPECTFUL



COMMITTED



RESPONSIBLE

Community Engagement

Children's Playground Clean Up

At the beginning of the year in January 2024, we decided it would be a positive impact for the local community and surrounding environment, to tidy and clear the existing children's play area at Hayes Town Centre.

The clean up operation was completed by one member of staff during the period of one day, to achieve the end result.



National Apprenticeship Week February 2024

Our Resident Liaison Officer, Gemma attended the 'Skills for Life Careers Fair' at Harrow Richmond Uxbridge College's (HRUC) Uxbridge Campus for National Apprenticeship Week.

The event was a huge success with a lot of attendees actively engaging with Gemma showing an interest in future potential work placements. Contact details were taken in order to follow up with candidates when future opportunities arise.



Have a catch up & a cuppa with Higgins

Come along to our event, all local residents welcome!

TIME: 10am - 12pm

DATE: Every Wednesday

LOCATION: The Hub,
Silverdale Road, Hayes



www.hi-higgins.co.uk

You will find updates about the project on the Hi! Website, as well as community news and information about upcoming events and more.

You can also use the camera on your phone to scan the QR code here to visit the website:



Estate Maintenance and ASB Update

A meeting took place on 27th February 2024 with the Tenants and Residents Association, to discuss estate management and planned maintenance during the redevelopment. The council repairs team were in attendance.

A summary of some of the issues are shown below:

You said/ We did

- Arrange a programme of works to resurface some of the affected areas of walkways
- Carry out strengthening works to brick walls adjacent to Silverdale Road
- Un block gully outside the 1st floor exit of Skeffington Court
- Work with Higgins, the development contractor to carry out pest control works around the demolition works area
- Fix lock to car park areas
- Inspect and improve lighting across the estate

Our commitment as a landlord is to ensure that you are safe in your home. We continue to invest in our homes to ensure they are safe, servicing boilers and improving standards.

Did you know?

The council carries out quarterly maintenance inspections across the communal areas of the estate. If you are interested in joining us at the next inspection, please contact the Housing Management Team on: 01895 250 111

Play Park Improvements

The play park at Hayes Town Centre will remain in place until 2028 and therefore the Estate Maintenance team will make a few improvements to the area. This includes replacing the benches, painting and improving lighting. This work is likely to take place before the summer.

Age UK - Hillingdon

Age UK – Hillingdon offers a range of free and confidential advice. To make an appointment with one of their advisers or for any information, contact them on: 0208 756 3040 between 9am – 3pm.



Below are just some of the services that Age UK – Hillingdon provide:

Help at home

This service assists elderly with day-to-day tasks such as groceries, cleaning and laundry.

Phone: **0208 756 3053**

Dementia Activities

This service offers a 6 week programme for individuals based on Cognitive Stimulation Therapy such as music therapy and arts and crafts. For more information about this service, please contact Kelly Mattoo on:

Phone: **07925 148 169**

Email: kmattoo@ageukhbb.org.uk

Resident Engagement Panel (REP)

Dates for your diary

We are currently reviewing the community activity timetables for Hayes Town Centre and once they have been agreed with the Resident Engagement Panel (REP), we will provide a link on the next newsletter issue, which will allow you to view the timetables on the HII website.

How new homes will be allocated?

Early Summer we will be contacting all residents with the right to return to the estate and those of you living in the Phase 2 and Phase 3 areas to arrange an appointment to discuss your requirements and allocate the new homes being built. We will make sure that you are allocated a home that fits your housing need which is assessed in line with the council's Social Housing Allocation Policy and Local Lettings Policy.

Priority bidding - How the system works?

If you would prefer to move off the estate, you will be given priority banding on the council choice based letting systems six months before your move. You will be able to bid for properties that you are interested in across the borough.

For residents taking a new home on the estate we will take into consideration your preferences in terms of location, floor level and neighbours as part of our commitments.

Leaseholders

We are working closely with leaseholders and to date have purchased several resident and investor held leaseholders' homes. Resident leaseholders who choose to remain on the regenerated estate can buy one of the new homes being built in phase one.

The affordable buying options available to resident leaseholders are:

- Shared equity
- Shared ownership

A resident leaseholder may of course buy a new property on the regenerated estate outright.

Alternatively, you may be looking to sell your property to the council and buy an onward property either in or outside of the borough on the open market.

We would also like to hear from investor landlords that are ready to sell their property to the council. If this is the case and you can provide your property with vacant possession, please contact us.

Our contact details are, Dave Saunders on Tel: 07761757815 or the Regeneration Team located in the Hub Office at Hayes Town Centre on: 01895 556461.

Employment & Training

The development of Hayes Town Centre will offer ongoing opportunities for our residents, by welcoming them to help with the redevelopment of the estate by offering training / work placements.

We encourage more women in construction currently. If you would like to be considered for a work experience placement on the development, get in touch with us on csr@higginspartnerships.co.uk

Reporting Repairs

We have improved our services when reporting a non-emergency repair.

The best way to report a repair is by using our online repair report:

<https://www.hillingdon.gov.uk/requestrepair>

or call us on: **01895 556 600**

You will receive:

- Confirmation of works order
- 24-hour text notifying you when
- On the day of the repair a 20-minute confirmation text stating operative is en route
- Opportunity to let us know if we got things right or wrong



Duty of care

We understand that working closely with the community, residents and stakeholders is important. We always aim to limit disruption to all, whilst the works are in progress.

All machinery used is fitted with noise suppression devices where possible.

Deliveries are scheduled to avoid peak periods wherever possible.

Please note: Staff and Operatives will start to arrive on site from 7:30am, but will not commence works until 8:00am and works will cease by 6:00pm.

Housing Matters

Reporting a crime

If you wish to report any crime happening on the estate, you can do so anonymously through the charity Crimestoppers.

No one will know you have reported it.

Contact crimestoppers on www.crimestoppers-uk.org/give-information or **0800 555 111**

In an emergency call **999**

Police Officer for Avondale Estate:
SNTXH-Townfield@met.police.uk
Sean.Creaby@met.pnn.police.uk
For queries relating to the regeneration please call **01895 556461**

For general housing management queries please call **01895 250111**

For the Independent Tenant and Leaseholder Advisor (ITLA) please contact Public Voice on **0800 169 8677** or email: info@publicvoice.london

Project Key Contacts

Mark Collier
Construction
Manager
Phone:
07791 669315



Gemma Harling
Resident Liaison
Officer
Phone:
07739 630 527



Site number
020 8508 5555

Site office location
Flat 3 Wellings House,
Avondale Drive

Email: hayestowncentre@higginspartnerships.co.uk

Emergency out of hours
contact 0871 750 3001

Site Working Hours
8:00am – 6:00pm weekdays
8.00am – 1.00pm on Saturdays

We will not be working on
Sundays or Bank Holidays

Contact Higgins
Head Office
One Langston Road,
Loughton, Essex IG10 3SD

Office number: 020 8508 5555

Web:
www.higginspartnerships.co.uk

Email:
info@higginspartnerships.co.uk

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If you would like to receive this information in another language or larger font, please contact us on CSR@Higginspartnerships.co.uk